

ORIGINAL FILED

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR BENTON AND FRANKLIN COUNTIES**  
7122 W Okanogan, Building A, Kennewick, WA 99336

FEB 18 2021  
MICHAEL J. KILLIAN  
FRANKLIN COUNTY CLERK  
*[Signature]*

Judge  
Sam Swanberg

BENTON COUNTY JUSTICE CENTER  
FRANKLIN COUNTY COURTHOUSE  
Telephone (509) 736-3071  
Fax (509) 736-3057

February 16, 2021

21-2-50049-11

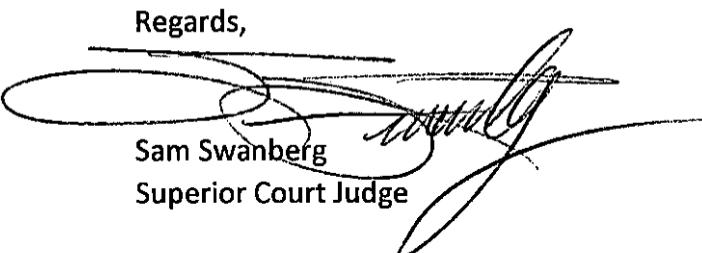
Tracy Lybbert  
Lybbert Fielding Real Estate  
6119 Burden Blvd, Suite C  
Pasco, WA 99301

Re: Letter dated February 2, 2021

Dear Mr. Lybbert:

I received your letter dated February 2, 2021, a copy of which is attached. Your letter is an improper *ex parte* communication: an attempt to directly contact a judge in a pending or prior case about matters in that case. I cannot directly respond to your letter. Instead, I am required by rule to file your letter in the case and provide copies to the all parties to this action. You may provide information to the counsel or parties in this case, but you may not contact me directly regarding it.

Regards,



Sam Swanberg  
Superior Court Judge

Cc: Attorney for all parties.

Attachment: As indicated



LYBBERT FIELDING

RECEIVED

FEB 05 2021

February 2, 2021

Honorable Samuel P. Swanberg  
Benton and Franklin Counties Superior Court  
7122 W Okanogan Pl  
Building A  
Kennewick, WA 99336

Re: Easterday Ranches and Easterday Farms

Dear Judge Swanberg,

If it becomes necessary for Easterday Ranches and/or Easterday Farms to dispose of their assets, I have a cash buyer that is willing and able to purchase all of their farm ground at a fair market value, allowing parties to recoup losses. Our firm has reached out to Easterday and attorneys of all the parties, to inform them. I feel it prudent to inform you as well.

I would be happy to discuss this with the court further, should it be helpful.

Respectfully,

Tracy Lybbert, CCIM  
Designated Broker/Owner  
Lybbert Fielding Real Estate  
6119 Burden Blvd, Suite C  
Pasco, WA 99301  
[tracy@lybbertfielding.com](mailto:tracy@lybbertfielding.com)  
509-531-2361